

**Montville Planning & Zoning Commission**  
**REGULAR MEETING**  
**December 10, 2024 - 6:00 p.m.**  
**Town Council Chambers – Town Hall**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**

**Minutes**

1. **Call to Order.** Chairperson Lundy called the meeting to order at 6:00pm.
2. **Pledge of Allegiance.** All rose for the Pledge of Allegiance.
3. **Roll Call.** Present: Chairperson Sara Lundy, Vice Chair Wills Pike, Secretary John Desjardins, and Commissioners Chuck Longton, Lisa Terry, John Poole, and Joseph Summers. Absent: Commissioners John Estelle and Joshua Kobyluck. Also Present: Assistant Planner Meredith Badaluca and Zoning and Wetlands Officer Stacy Radford.
4. **Additions or Changes to the Agenda.**

**MOTION (Desjardins/Longton) to move item 14 (Executive Session) before item 8 (Old Business). All in favor (7-0-0). Motion APPROVED.**

**MOTION (Summers/Desjardins) to add items 7.a.1 and 7.b.1 (Discussion and Decision). All in favor (7-0-0). Motion APPROVED.**

5. **Minutes:** Approval of the November 12, 2024 Regular Meeting Minutes.

**MOTION (Longton/Desjardins) to APPROVE the minutes of the November 12, 2024 Regular Meeting. All in favor (7-0-0). Motion APPROVED.**

6. **Remarks from the public not relating to items on the agenda.** None.

7. **Public Hearing:**

- a. **24 ZC 5 – Cricket’s Corner Text Amendment to amend Sections 4.11.13.4.1 and 11.3 and add Section 11.3.1-**Applicant: Cricket’s Corner, LLC, Agent: Heller, Heller & McCoy. *(Date of Receipt 10/25/24 – DRD 65 days from close PH – PH set for 12/10/24)*

Assistant Planner Meredith Badaluca gave highlights from her staff report.

**MOTION (Longton /Desjardins) to OPEN the Public Hearing. All in favor (7-0-0). Public Hearing OPENED at 6:10pm.**

Attorney Harry Heller, of Heller, Heller & McCoy, spoke representing the applicant. He stated the current workforce housing regulations were proposed by Linda and Roger Phillips, the members of Cricket’s Corner, LLC. He explained that the Phillips’ have over 100 seasonal employees every year, most of whom are exchange students that would benefit from the workforce housing. Attorney Heller reminded the Commission of the Zone Change that was approved earlier in the year to highlight how that land would be an ideal location for workforce housing. He explained the reasoning for the proposal to require special permit approval in the C-2 zone as workforce housing should not be a primary commercial use, and the Commission should have the authority to determine if the use is appropriate.

Commissioner Terry inquired what would happen if workforce housing was no longer needed. Attorney Heller explained the regulations allow for the structures to be converted into multi-family dwellings.

Chairperson Lundy inquired if there would be any conflict with Zoning Regulation Section 11.2. Attorney Heller stated there would be no conflict as it is a unique situation.

Commissioner Pike inquired about the small number of workers the proposal would support.

Attorney Heller stated there are exchange students that come to work seasonally, and the proposal will assist them during their time here. Commissioner Pike further inquired if the workforce housing was related to affordable housing. Attorney Heller stated it is not.

Chairperson Lundy called for public comment in favor of the application and for public comment opposing the application with no response three times.

**MOTION (Summers/Desjardins) to CLOSE the Public Hearing. All in favor (7-0-0). Public Hearing CLOSED at 6:17pm.**

**a.1 Discussion & Decision of 24 ZC 5 – Cricket’s Corner Text Amendment to amend Sections 4.11.13.4.1 and 11.3 and add Section 11.3.1-**Applicant: Cricket’s Corner, LLC, Agent: Heller, Heller & McCoy

**MOTION (Desjardins/Summers) to APPROVE Application 24ZC5 to Amend Zoning Regulation Section 4.11.13.4.1 as follows: “Workforce Housing shall be limited to the C-1 Zoning District with site plan approval and the C-2 Zoning District by special permit.” In Section 11.3, delete “None.” Add a new Section 11.3.1 as follows: “Workforce Housing in accordance with the requirements of Section 4.11.13 and Section 16 of these Regulations.” The effective date of this amendment is December 30, 2024. The proposal is consistent with the Plan of Conservation & Development and the Comprehensive Plan in that the amendments encourage housing investment areas and diverse housing.” Roll call vote. All in favor (7-0-0). Motion APPROVED.**

**b. 24 SUB 4 – 958 Route 163 (046-008-000) – Owner:** TA CT Holdings, LLC, Applicant: The Nevar Company/Dean Fiske for proposed 1-Lot resubdivision. *(Submitted 10/28/24 – Date of Receipt 11/12/24 – PH set for 12/10/24)*

**MOTION (Desjardins/Summers) to OPEN the Public Hearing. All in favor (7-0-0). Public Hearing OPENED at 6:20pm.**

Assistant Planner Meredith Badalucca gave highlights from her staff report. She stated the application received a favorable report from the Inland Wetlands Commission.

Anthony Capuano of Solli Engineering spoke on behalf of the applicant. He explained the proposed lots and the Solar Array that received approval from the CT Siting Council. He also explained the proposed easements and their purpose. He also highlighted the approval from the Inland Wetlands Commission.

Commissioner Longton inquired about the way proposed lot-1 was configured. He stated it appears to be separated. Mr. Capuano explained there is a 25 foot wide strip connecting the front and back sections of the lot.

Commissioner Terry inquired if the solar field would be visible to the surrounding neighbors. Mr. Capuano stated there is screening to be installed as on the plans approved by the CT Siting Council.

Assistant Planner Badalucca reminded the Commission that the Solar Array has already been approved by the CT Siting Council meaning this Commission has no authority to make any changes.

Commissioner Terry inquired where the energy from the Solar Array would go. Mr. Capuano stated he did not know specifically, but that the information is likely in the documentation on the Siting Council website.

Commissioner Poole inquired of the life expectancy of the solar panels. Mr. Capuano stated 20-30 years is typical. Commissioner Poole further inquired what would happen after that. Mr.

Capuano stated there is a decommissioning plan.

Assistant Planner Badalucca once again reminded the Commission that the Solar Array is solely through the CT Siting Council.

Commissioner Pike inquired if the apron of the driveway to the Solar Array would be paved. Mr. Capuano confirmed it would be paved. Commissioner Pike also inquired if the stockpiles shown on the plans would be permanent. Mr. Capuano stated they would be utilized during construction, and then removed.

Chairperson Lundy called for public comment in favor of the application with no response.

Chairperson Lundy called for public comment opposing the application.

Attorney Jon Chase, with an office in Mystic, spoke representing Ray and Shirley Mostowy. He expressed his client's concerns of how the proposed subdivision could potentially impact them, highlighting things such as their driveway, a drainage pipe, a concrete slab, and the wetlands. Attorney Chase pointed out his client's wishes for 'implicated' easements for the driveway and drainage pipe to be honored. He entered into the record a prior application's proposed drainage easement (Exhibit 14) and proposed driveway easement (Exhibit 15) that were not proposed with the current application. Attorney Chase stated he felt certain sections of the Subdivision Regulations had not been met and explained his reasoning. He explained the concerns for potential future development and further division of the property that had been addressed in a prior application, but not this one. He entered into the record a printout from a historic building site (Exhibit 16) to explain the concerns of the existing building one day being demolished.

Chairperson Lundy called for public comment in favor of the application for the second time with no response.

Chairperson Lundy called for public comment opposing the application for the second time.

Attorney Jon Chase stood again with Shirley Mostowy to testify to the Commission that the statements he made on her behalf were factual. She agreed they were.

Shirley Mostowy continued to speak stating she was glad for the tree covering for the Solar Array. She further expressed her concerns of no proposed easements.

Chairperson Lundy called for public comment in favor of the application for the third and final time with no response.

Chairperson Lundy called for public comment opposing the application for the third and final time with no response.

The applicant, Dean Fiske, stated he had prepared a letter of extension should the Commission decide to continue the public hearing to address the concerns heard.

**MOTION (Terry/Longton) to CLOSE the Public Hearing. All in favor (7-0-0). Public Hearing CLOSED at 7:38pm.**

**MOTION (Lundy/Longton) to RECESS meeting. All in favor (7-0-0). Motion APPROVED meeting recessed at 7:39pm.**

**b.1 Discussion & Decision of 24 SUB 4 – 958 Route 163 (046-008-000) – Owner: TA CT Holdings, LLC, Applicant: The Nevar Company/Dean Fiske for proposed 1-Lot resubdivision**

**MOTION (Poole/Longton) to CONTINUE Discussion & Decision to the next meeting. All in favor (7-0-0). Motion APPROVED.**

Chairperson Lundy called the meeting back to order at 7:45pm

**14. Executive Session:** To discuss pending litigation regarding Lombardi Gravel, LLC.

**Chairperson Lundy stated the Commission and Invited Parties would retire to Executive Session at 7:46pm. The Commissioners and Invited Parties (Land Use Staff-Assistant Planner Meredith Badalucca and Zoning and Wetlands Officer Stacy Radford) and Town Attorney, Michael Carey, left the Town Council Chambers to Conference Room 102 and returned at 8:08pm to resume the meeting. No votes were taken or motions made during Executive Session**

**8. Old Business:**

- a. **24 SITE 9 – 1758 and 1790 Route 32 (094-029-000/094-029-001)** – Owner: Vizion Enterprises, c/o Dr. V. Coric, Applicant: 1758 Rte 32, LLC, c/o Corey Grossman for five 4-story multifamily buildings with associated parking and access drives.  
*(Submitted 10/29/24 – Date of Receipt 11/12/24 – DRD 1/16/25)*

Assistant Planner Badalucca stated all staff and agency comments have been addressed.

George Andrews, PE, of Loureiro Engineering Associates, LLC, gave the Commission a summary of the presentation he gave at the previous meeting. He also clarified a few points. He stated there are a few slopes on the property that are slightly steeper than he had mentioned. He explained the material that will be used to help stabilize and vegetate the areas. Mr. Andrews stated that all comments received have been addressed, and they are working with the Fire Marshal's office to address their comments. He explained a water pressure booster is to be located, ledge probes are to be conditioned, and there were modifications to the dissipation of storm water onto the adjacent property.

Kermit Hua, of KWH Enterprise, LLC, spoke to clarify some points of traffic concerns. Mr. Hua stated traffic counts had been done in May of 2024 showing peak flow hours to be 7:30-8:30am and 4-5pm. He explained all intersections are operating at a "C" level or better, and after factoring in the expected traffic from the development the levels will remain the same.

Commissioner Desjardins inquired about potential sight-line issues. Mr. Hua stated speed data had been collected and it was determined that there is more than the required amount of sight in both directions.

Commissioner Poole expressed his concerns for the drivers outside of the 85% the sight-line data is based on. Mr. Hua stated the CT DOT will have to review and approve the curb cut and will determine if it is sufficient.

Commissioner Summers inquired if the water pressure boosters were for domestic or fire use. Mr. Andrews stated it will be used for both. Commissioner Summers further inquired if there would be a generator for the boosters. Mr. Andrews confirmed there would be a generator.

Commissioner Longton inquired if the snow removal process discussed at the last meeting was solidified any further. Mr. Andrews pointed out the potential areas to be used and stated there have been detailed conversations regarding having the snow removed from the property.

Commissioner Pike inquired if the steeper slopes would still be maintainable. Mr. Andrews stated that they would be maintainable, and the landscaper gave recommendations for different plants to use. Commissioner Pike inquired about the process of seeding and loaming the area. Mr. Andrews explained that 4-6 inches of topsoil would be applied and it will take prudent monitoring.

Commissioner Pike inquired about the 1300 gallon per minute booster that was mentioned. Mr.

Andrews clarified that the booster has the capacity for that flow, but it will not be utilized for that much.

Commissioner Poole inquired if the booster is for flow or pressure. Mr. Andrews stated it is to maintain pressure.

**MOTION (Longton/Summers) to APPROVE with conditions, Application 24 SITE 9 for a 200-unit multi-family dwelling and 3,500 sf community building and associated site improvements at 1758 Route 32 (094-029-000) and 1790 Route 32 (094-029-001) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Shantok Village for Site Plan Submission, 1758 Route 32, Montville, CT 06382, Dated October 29, 2024, Revised December 10, 2024, Prepared by Loureiro Engineering Associates, Inc.”**

**CONDITIONS:**

**General Conditions:**

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit for each work zone is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

**Site Specific Conditions:**

7. All drainage structures shall be maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.
11. All buildings shall be staked out by a licensed surveyor.

**Conditions to be met prior to signing of plans:**

12. Plans shall be revised as follows:
  - Sheet C-2, Erosion and Sedimentation (E&S) Control Notes, Note 2 shall include the bond amount of \$574,212.00 as approved by the Town Engineer.
13. Lot merger plan and deed shall be filed on the Town of Montville Land Records.
14. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.

15. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
16. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
17. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.

**Conditions to be met prior to the issuance of zoning permits:**

18. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
19. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, OSTA, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
20. A soil erosion & sediment control and Site Restoration bond shall be posted in the amount of \$574,212.00 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
21. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

**Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:**

22. Complete as-built plan certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
23. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

**Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.**

Commissioner Pike pointed out the application's use of the Route 32 Overlay Zone.

**Roll call vote. All in favor (7-0-0). Motion APPROVED.**

- b. **24 SITE 10 – 2268, 2280, & 2284 Route 32 (106-034-000, 106-036-000, 106-035-000)** – Owner: Samuels Montville, LLC Applicant: Honeycomb Real Estate Partners, LLC Attn: Lewis Brown for 57-unit mixed income multi-family dwelling. *(Submitted 10/30/24 – Date of Receipt 11/12/24 – DRD 1/16/25)*

Assistant Planner Badalucca gave highlights from her staff report. She highlighted the application's use of the Route 32 Overlay Zone as well. She also stated the application received approval from the Inland Wetlands Commission.

Attorney William Sweeney, of TCORS, spoke on behalf of the applicant. He stated all town agency comments had been addressed. He explained the application is relying on State Credits and they need to be awarded by the end of the month, and requested the Commission make a determination during this meeting. Attorney Sweeney explained that the application complies with all of the applicable Zoning Regulations. He stated the proposal is for a high efficiency building and is located at a signalized intersection.

Roy Smith, of RJOC & Associates, Inc., explained all staff comments had been addressed. He went through the existing conditions of the subject property. He explained the traffic and storm water reports that were done. Mr. Smith went through sheet C-4 of the site plan with the Commission. He stated there were 2 watersheds on the property and approval from the Inland Wetlands Commission has been obtained. He stated the drainage plan includes 2 basins that will result in the reduction of peak flow and volume. He also explained that a CT DOT encroachment permit would be required.

David Goslin, of Crosskey Architects, explained the materials to be used for the siding of the building. He stated there are to be 25 1-bedroom apartments and 32 2-bedroom apartments. He explained the different amenities to be provided as well as the different common areas. He stated all mechanical equipment is to be stored on the roof with solar panels as well. Mr. Goslin explained the ADA accessibility aspects of the project. He stated a big theme of the project is sustainability, and only the generator will use fossil fuels.

Attorney Sweeney gave some closing remarks to summarize the presentation. He explained how the requirements for emergency vehicle access, parking, landscaping, and lighting have been met. As well as the approval from the Inland Wetlands Commission and the CT DOT permit that will be obtained.

Commissioner Longton inquired if the solar panels would be leased or owned. Mr. Goslin stated they would be owned. Commissioner Longton further inquired if the panel were sloped or flat and if there was a replacement plan. Mr. Goslin stated the panels would be sloped and that Honeycomb Real Estate Partners intends to retain the building for a long time and will complete any necessary maintenance.

Commissioner Longton asked for clarification of the WPCA approval. Attorney Sweeney stated the plans were sent to the WPCA who referred it out to their consultant, Wright Pierce, who sent back comments that were addressed, and approval has been received since.

Commissioner Longton inquired of the snow removal plan. Mr. Smith stated the maintenance staff will work with the residents. Lewis Brown, of Honeycomb Real Estate Partners, stated there is a Snow Management Plan. He explained the management team will have constant contact with the residents. He explained that there will be snow removal, and there will be equipment on site. He also stated the snow removal will be done in a “green” manor.

Commissioner Desjardins inquired if the roof is flat. Mr. Goslin stated it is flat with a few pitched areas.

Commissioner Poole asked for clarification of what the solar capacity covers. Mr. Goslin stated it will cover the common areas.

Commissioner Pike inquired about the recharging of the subsurface basins. Mr. Smith stated the basins will recharge into the ground.

Commissioner Summers inquired if the generator is for standby or emergency purposes. Mr. Goslin stated it is for standby, and that there are emergency lights to be installed.

Commissioner Poole inquired what the projected finish date for the project might be. Mr. Brown stated if approved during this meeting, approximately Fall of 2026.

**MOTION (Desjardins/Summers) to APPROVE with conditions, Application 24 SITE 10 for 57-unit mixed income multi-family dwelling and associated site improvements at 2268 Route 32 (106-034-000), 2280 Route 32 (106-036-000) and 2284 Route 32 (106-035-000) in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Site Plan for Redevelopment of Horizon View, 2268**

– 2284 Route 32 – Montville, CT, Prepared by RJ O’Connell & Associates, Inc., Prepared for Honeycomb Real Estate Partners, Dated 9/25/2024, Revised 12/3/2024”.

**CONDITIONS:**

**General Conditions:**

1. This approval is for the specific use, site and structure(s) identified in the application. Any change in the nature of use, site or the structure will require new approvals from the Planning and Zoning Commission.
2. This project shall be constructed and maintained in accordance with the referenced plans.
3. Soil erosion and sediment controls shall be installed in accordance with the approved plan set and inspected by the Zoning Officer prior to the start of any work.
4. An approved Zoning Permit is required prior to the start of any work.
5. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
6. No business/use under this permit/approval shall be initiated until a Certificate of Zoning Compliance is approved by the Zoning Officer.

**Site Specific Conditions:**

7. All drainage structures shall be maintained post construction in accordance with the approved Plan Set.
8. All landscaping shall be maintained post construction.
9. Owner of property used for parking and/or loading shall maintain such area and all required sidewalks and buffer areas in good conditions without holes and free of all dust, trash, and other debris.
10. Site signage not shown on plan shall require an approved zoning permit prior to installation.

**Conditions to be met prior to signing of plans:**

11. Plan Sheet L100 shall be revised to include response #4 (seed mix and application rate) of the attached response letter dated December 3, 2024 regarding CLA review comment.
12. Lot merger plan and deed shall be filed on the Town of Montville Land Records.
13. All plans submitted for signature shall bear the seal and live signature of the appropriate professional(s) responsible for the preparation of the plans.
14. The applicant shall also submit final plans as approved by the Commission in a digital format per ZR section 17.3.
15. A list outlining how the conditions of approval have been met shall be submitted along with final plans submitted for signature.
16. A list outlining all changes to the plans shall be submitted along with final plans submitted for signature. The list should cite the sheet number where each change has been made.



**Conditions to be met prior to the issuance of zoning permits:**

17. Four (4) sets of paper plans with any required revisions incorporated, shall be submitted to the Land Use Department for signature of the Commission.
18. Any required certificates and/or approvals from State or Federal agencies (i.e. CT-DOT, DEEP, OSTA, Army Corps of Engineers) shall be obtained by the applicant and submitted to the Land Use & Development Office. Any changes to the plans required by such entities may require a plan modification from the Planning and Zoning Commission.
19. A soil erosion & sediment control and site restoration bond shall be posted in the amount of \$40,000.00 in a form acceptable to the Finance Director. No bond, or portion thereof, shall be released without prior approval of the Zoning Officer and/or Director of Land Use & Development.
20. A pre-construction meeting between the applicant, site contractors, project engineer and Town Staff shall be held.

**Conditions which must be met prior to Issuance of a Certificate of Zoning Compliance:**

21. Complete as-built plans certified to Class A-2 accuracy shall be submitted prior to the issuance of any certificate of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.
22. No Certificate of Occupancy or other final approval may be issued until the Zoning Officer has signed off on the final work.

**Note: The Conditions of Approval do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.**

**Roll call vote. All in favor (7-0-0). Motion APPROVED.**

- c. **24SUB4 – 970 Old Colchester Road (Parcel ID 037-001-000), Oakdale, CT –**  
Applicant/Property Owner: Pachaug Capital, LLC for a 13-Lot Re-subdivision.  
(Approved with Conditions on 8/27/24) **REQUEST FOR 90 DAY EXTENSION OF TIME TO FILE MYLAR PLANS.**

**MOTION (Summers/Desjardins) to GRANT 90-day extension of time to file the subdivision mylar plans. All in favor (7-0-0). Motion APPROVED.**

**9. New Business:**

- a. **24 SITE 11 – 133 Chapel Hill Rd (028-011-000) – Owner/Applicant: Joseph and Gina Pennell for 1,664 sq. ft. pool house.** (Submitted 11/20/24 – Date of Receipt 12/10/24 – DRD 2/13/25)

Assistant Planner Badalucca gave highlights from her staff report.

**MOTION (Pike/Poole) to APPROVE Application 24 SITE 11 to construct a 32' x 52' (1,664 sq. ft.) pool house as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled "Property Survey Prepared for Joseph J. & Gina M. Pennell, 133 Chapel Hill Road, Montville, CT, Dated November 13, 2024, Revised 11-21-24, Prepared by Florek Surveying, LLC". Roll Call Vote. All in favor (7-0-0). Motion APPROVED**

- b. **24 SITE 12 – 25 Church Ln (095-001-000) – Owner/Applicant: MTIC Acquisitions,**

LLC for a change of use from residential to commercial. *(Submitted 11/22/24 – Date of Receipt 12/10/24 – DRD 2/13/25)*

**MOTION (Desjardins/Poole) to POSTPONE application to the next meeting. All in favor (7-0-0) Motion APPROVED.**

- c. **24 SITE 13 – 1365 Old Colchester Rd (044-008-000)** – Owner: James & Brianna Thomas, Applicant: James Thomas for 1,428 sq. ft. garage with a two bedroom accessory dwelling unit and storage area on the second floor. *(Submitted 11/25/24 – Date of Receipt 12/10/24 – DRD 2/13/25)*

Assistant Planner Badalucca gave highlights from her staff report.

Commissioner Terry inquired if the accessory unit would share utilities with the single family residence. Assistant Planner Badalucca stated the utilities would be shared.

**MOTION (Longton/Summers) to APPROVE Application 24 SITE 13 to construct a 34' x 42' (1,428 sq. ft.) detached three car garage with accessory dwelling unit (in-law apartment) and storage area on the second floor as an accessory structure to the single-family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set entitled “Septic System Design Plan Prepared for James E. & Brianna Thomas, 1365 Old Colchester Road & Oxoboxo Dam Road, Montville, CT, Prepared by Advanced Surveys, LLC, Dated: 7/28/24, Revised 11/21/24.” Roll call vote. All in favor (7-0-0). Motion APPROVED.**

- d. Discussion of formation of Sub-Committee for potential CIF Grant

Chairperson Lundy explained the Town applied for the CIF grant and received notice that it would be awarded. A Steering Committee will need to be developed once the grant has been received. There has been discussion of those who may be appointed to the Committee and asked for any suggestions from the Commission.

**10. Zoning Matters:** Zoning and Wetlands Officer Radford stated that if the Commission had any questions on her report to please reach out to her.

**11. Land Use Director Report.** None.

**12. Other Business:** None.

**13. Correspondence:**

- a. CBA Education & Training for Planning & Zoning Commissions

Assistant Planner Badalucca stated to the Commission that if anyone is interested in taking this virtual training to reach out to the office to get signed up.

**14. Executive Session:** SEE ABOVE.

**15. Adjournment.** The meeting adjourned at 9:46pm.

**No new business will be discussed after 10:30 P.M. and all business will cease at 11:00 P.M. Any unfinished business will be continued until the next meeting. Said notice shall appear on all meeting agendas.**

Respectfully Submitted by:  
Megan Egbert  
Recording Secretary

**AN AUDIO RECORDING OF THE MEETING IS AVAILABLE ON THE TOWN WEBSITE.**

